

481—51.50(135B) Minimum standards for construction after January 26, 1994, and prior to July 8, 1998. Hospitals and off-site premises licensed under this chapter shall be built in accordance with these construction requirements. These rules apply to plans approved by the state fire marshal or local authority having jurisdiction after January 26, 1994, and prior to July 8, 1998, for new construction, renovations, additions, functional alterations, or changes in utilization to existing facilities.

51.50(1) Variances. Certain patient populations, conditions in the area, or the site may justify variances. In specific cases, variances to the rules may be granted by the director of the Iowa department of inspections and appeals after the following conditions are met:

- a. The design and planning for the specific property shall offer improved or compensating features which provide equivalent desirability and utility;
- b. Alternate or special construction methods, techniques, and mechanical equipment shall offer equivalent durability, utility, safety, structural strength and rigidity, sanitation, odor control, protection from corrosion, decay and insect attack, and quality of workmanship;
- c. The health, safety or welfare of any patient shall not be endangered;
- d. Variations are limited to the specific project under consideration and shall not be construed as establishing a precedent for similar acceptance in other cases;
- e. Occupancy and function of the building shall be considered; and
- f. Type of licensing shall be considered.

51.50(2) General requirements. Hospitals shall comply with the following guidelines and codes in the development of their building plans and construction of their facilities:

- a. “Guidelines for Construction and Equipment of Hospital and Medical Facilities,” 1992-93 edition, The American Institute of Architects Committee on Architecture for Health.
- b. “The Model Energy Code,” 1989 edition, Council of American Building Officials.
- c. Special design considerations for persons with disabilities (patients, staff, and visitors) American National Standards Institute No. A117.1 and the Americans With Disabilities Act, Titles II and III.
- d. State Building Code, 1991 edition.

51.50(3) Life safety. Facilities and construction shall be in accordance with National Fire Protection Association (NFPA) Standard 99 (Standards for Health Care Facilities—1993 edition), Standard 101 (Life Safety Code — 1985 edition), and rules of local authorities. Facilities and construction shall be approved by the state fire marshal or local authority having jurisdiction.

51.50(4) Elevator requirements.

- a. All facilities where either resident beds or other facilities for patients are not located on the first floor shall have electric or electrohydraulic elevators. The first floor is the floor first reached from the main front entrance.
- b. Elevators shall comply with division of labor services rules as promulgated under Iowa Code chapter 89A and 875 IAC Chapters 71 to 77.

51.50(5) Plumbing requirements. All plumbing and other pipe systems shall be designed and installed in accordance with the requirements of the Iowa State Plumbing Code, 1991 edition, and applicable provisions of local ordinances.

51.50(6) Mechanical requirements. Pressure vessels, steam and hot water heating and domestic water heating systems shall comply with division of labor services rules promulgated under Iowa Code chapter 89 and 875 IAC Chapters 200 to 209.

51.50(7) Electrical requirements. All electrical and electronic systems shall comply with NFPA Standard 70 National Electrical Code, 1993 edition.

51.50(8) Radiology suite. The suite shall be designed and equipped in accordance with the following references:

- a. National Council on Radiation Protection and Measurements Reports (NCRP), Nos. 33 and 49.
- b. Iowa department of public health 641 IAC Chapters 38 to 41.

51.50(9) Waste processing services—storage and disposal. In lieu of the waste processing service requirements in the “Guidelines for Construction and Equipment of Hospital and Medical Facilities” in paragraph 51.50(2) “a,” space and facilities shall be provided for the sanitary storage and disposal of

waste by incineration, mechanical destruction, compaction, containerization, removal or a combination of these techniques. These techniques must comply with the following environmental protection commission rules: 567 IAC rules 64.2(455B) and 64.3(455B); solid waste requirements of 567 IAC rules 101.1(455B,455D), 102.1(455B), 104.1(455B), and Chapters 106, 118 and 119; and air quality requirements of 567 IAC subrules 22.1(1) and 23.4(12) and paragraphs 23.1(2) “*ttt*” and 23.1(5) “*b*.”

51.50(10) Codes and standards.

a. Nothing in the rules shall relieve the hospital from compliance with building codes, ordinances and regulations which are enforced by city, county, or state jurisdictions. Alterations shall not diminish the level of compliance with any codes, ordinances, regulations or standards below that which existed prior to the alterations. Any feature which does not meet the requirement for new buildings, but exceeds the requirement for existing buildings, shall not be further diminished. Features which exceed requirements for new construction need not be maintained. In no case shall any feature be less than that required for existing buildings.

b. Where conflict exists between local codes and state or federal regulations, the hospital shall request an appeal or approval of alternative provisions by the state building code commissioner, Iowa department of public safety, in accordance with procedures set out in 661 IAC subrules 16.110(7) and 16.110(9).

c. The codes and standards referenced in these minimum requirements can be obtained from the various agencies at the following addresses:

American Institute of Architects
1735 New York Avenue NW
Washington, D.C. 20006

American National Standards Institute
1430 Broadway
New York, NY 10018

National Council on Radiation Protection and Measurement
7910 Woodmont Avenue
Suite 1016
Bethesda, MD 20814

National Fire Protection Association
Batterymarch Park
Quincy, MA 02269

Iowa State Plumbing Code
Department of Public Health
Lucas State Office Building
Des Moines, IA 50319

Model Energy Code and Waste Processing Rules
Department of Natural Resources
Wallace State Office Building
Des Moines, IA 50319

Council of American Building Officials
5203 Leesburg Pike
Falls Church, VA 22041

State Building Code

Department of Public Safety
Wallace State Office Building
Des Moines, IA 50319